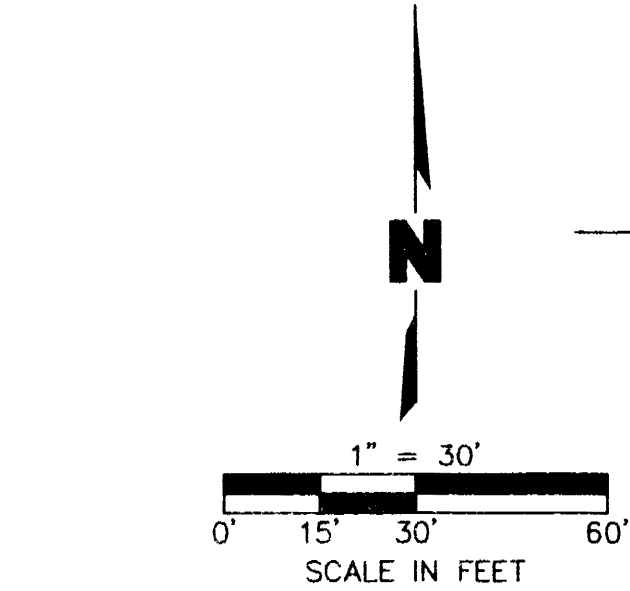
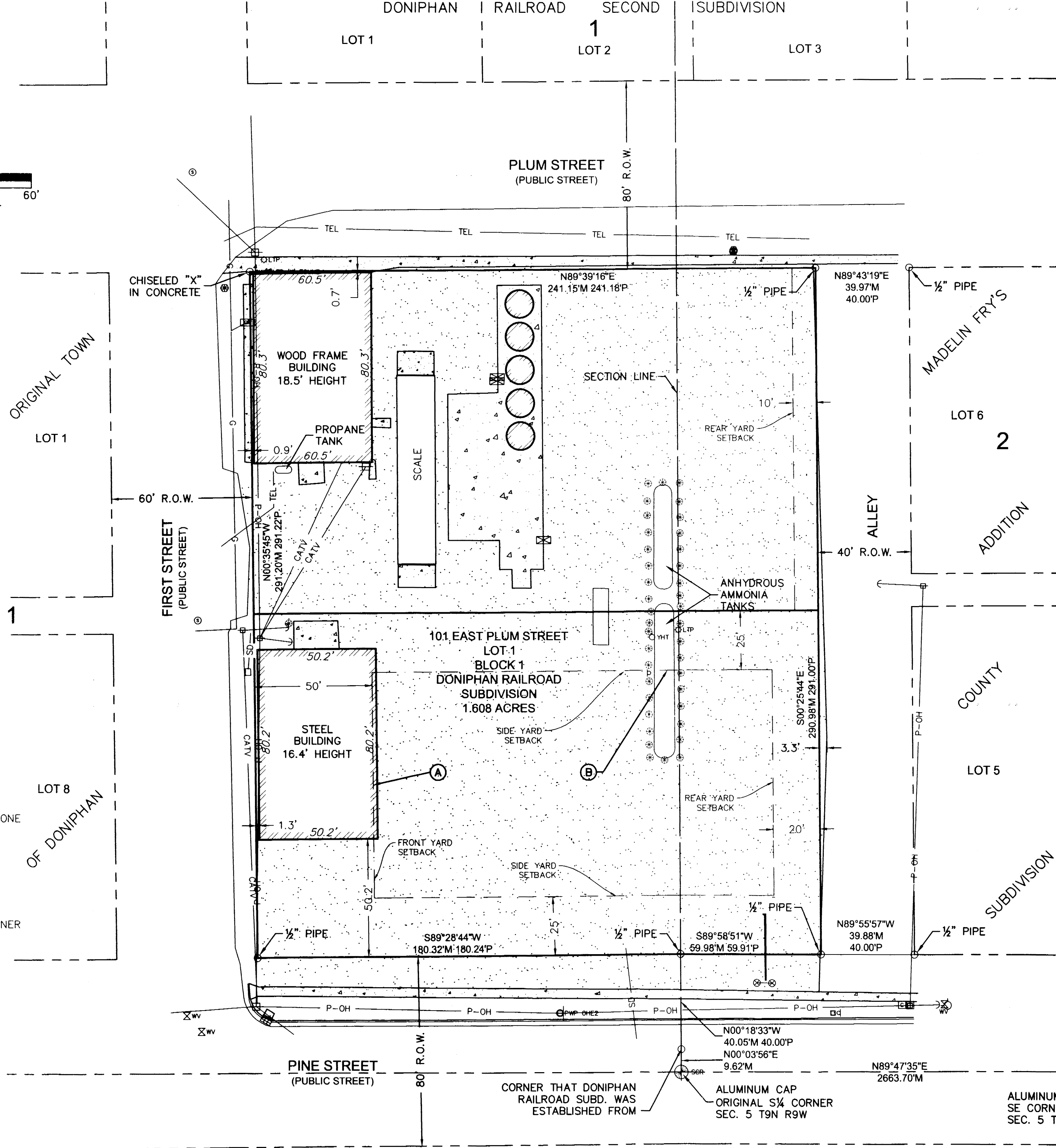


ALTA / ACSM LAND TITLE SURVEY  
AURORA CO-OP



- LEGEND**
- ELECTRICAL CABINET
  - POWER POLE
  - LIGHT POLE
  - GUY WIRE
  - WATER VALVE
  - FIRE HYDRANT
  - YARD HYDRANT
  - SANITARY MANHOLE
  - GAS METER
  - CURB STOP
  - GRATE INLET
  - SIGN
  - BILLBOARD SIGN
  - STEEL POST
  - BOLLARD
  - CABLE TV RISER
  - TELEPHONE RISER
  - PROPERTY LINE
  - SECTION LINE
  - SETBACK LINE
  - OVERHEAD CABLE TV
  - OVERHEAD POWER
  - UNDERGROUND TELEPHONE
  - UNDERGROUND GAS
  - STORM SEWER PIPE
  - BUILDING LINE
  - CONCRETE
  - GRAVEL
  - FOUND PROPERTY CORNER
  - SECTION CORNER
  - PLATTED DISTANCE
  - MEASURED DISTANCE



SECTION CORNER TIES

**SOUTH 1/4 CORNER SEC. 5-T9N-R9W**  
FOUND ALUMINUM CAP IN ASPHALT  
40.05' N TO 1/2" IRON PIPE  
71.95' NE TO 1/2" IRON PIPE  
9.62' S TO ALUMINUM CAP  
50.50' SE TO NAIL IN POWER POLE

**SOUTHEAST CORNER SEC. 5-T9N-R9W**  
FOUND ALUMINUM CAP IN ASPHALT  
99.99' NE TO 1/2" PIPE  
99.99' SE TO NAIL IN POWER POLE  
99.99' SW TO NAIL IN POWER POLE

STATEMENT OF POSSIBLE ENCROACHMENTS:

- BUILDING ENCROACHING ON SETBACK LINE 50' ON EAST SIDE OF SOUTH LOT.
- ANHYDROUS TANKS ENCROACHING ON SETBACK LINE 25' ON NORTH SIDE OF SOUTH LOT.
- BUILDING ENCROACHING ON SETBACK LINE 9.85' ON NORTH SIDE OF SOUTH LOT

**ZONING NOTE:**  
PER CHAD NABITY, HALL COUNTY ZONING, THE SOUTH HALF OF LOT 1, BLOCK 1 OF DONIPHAN RR. SUBDIVISION SHALL USE I-2 SETBACKS, AND THE NORTH HALF SHALL USE CBD DOWNTOWN COMMERCIAL SETBACKS.

LOT SETBACKS

NOTE: THIS PROPERTY IS LOCATED IN THREE DIFFERENT ZONING DISTRICTS.

REGULATOR		GC GENERAL COMMERCIAL
FRONT YARD SETBACK	30'	
SIDE YARD SET BACK	30'	
REAR YARD SETBACK	30'	

REGULATOR		CBD DOWNTOWN COMMERCIAL
FRONT YARD SETBACK	0'	
SIDE YARD SET BACK	0'	
REAR YARD SETBACK	10'	

REGULATOR		I-2 HEAVY INDUSTRIAL
FRONT YARD SETBACK	50'	
SIDE YARD SET BACK	25'	
REAR YARD SETBACK	20'	

FIRST NEBRASKA TITLE & ESCROW CO.  
COMMITMENT FOR TITLE INSURANCE, SCHEDULE "A"

TITLE COMMITMENT LEGAL DESCRIPTION

PARCEL 3:  
LOT 1, BLOCK 1, DONIPHAN RAILROAD SUBDIVISION, VILLAGE OF DONIPHAN, HALL COUNTY, NEBRASKA.

NOTE: THIS SURVEY REPRESENTS THE SAME PROPERTY DESCRIBED AND IDENTIFIED FOR THE DONIPHAN SITE, HALL COUNTY, NEBRASKA, SECTION 5, TOWNSHIP 9, RANGE 9 WEST, AS PARCEL 3 IN THE COMMITMENT FOR TITLE INSURANCE FILE NO. 11-501634, DATED APRIL 5, 2011 AT 8:00 A.M."

SCHEDULE B - PART II EXCEPTIONS

ITEMS 1, 2, 3, 4, 5, 6, & 9 AFFECT THE PROPERTY BUT ARE NOT PLOTTABLE  
ITEMS 7, 8, 10, 11, 12, & 13 DO NOT PERTAIN TO PARCEL 3.

- ⑭ EASEMENTS, RESTRICTIONS AND SETBACK LINES AS SHOWN ON PLAT RECORDED AS INSTRUMENT 90-106816, BUT OMITTING, IF ANY SUCH CONDITIONS, COVENANTS OR RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. (PARCEL 3) (NOT PLOTTABLE)
- ⑮ TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS CONTAINED IN SUBDIVISION AGREEMENT RECORDED DECEMBER 13, 1990 AS INSTRUMENT NO. 90-107142 OF THE HALL COUNTY REGISTER OF DEEDS, NEBRASKA. (PARCEL 3) (NOT PLOTTABLE)
- ⑯ EASEMENTS, PUBLIC UTILITIES, WATER DISTRICTS AND/OR OTHER SPECIAL DISTRICTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS, SET-BACK LINES, LIABILITIES, ASSESSMENTS, OBLIGATIONS AND OTHER MATTERS OF PUBLIC RECORD, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 U.S.C. 3604 (C). (NOT PLOTTABLE)

EFFECTIVE DATE OF APRIL 5, 2011 AT 8:00 A.M  
FILE NO. 11-501634

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO: AURORA COOPERATIVE ELEVATOR COMPANY, A NEBRASKA COOPERATIVE CORPORATION; METROPOLITAN LIFE INSURANCE COMPANY; STEWART TITLE GUARANTY COMPANY; AND FIRST NEBRASKA TITLE & ESCROW CO.: AND TO EACH OF THEIR HEIRS, SUCCESSORS AND ASSIGNS, AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B1), 8, 9, 11(a), 14, 18 AND 20 OF TABLE 'A' THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 10, 2011.

THIS ALTA SURVEY WAS PRESENTED IN STEWART TITLE GUARANTY COMPANY, TITLE COMMITMENT APPLICATION FILE NO. 11-501634, DATED APRIL 5, 2011 AT 8:00 A.M., ISSUED BY FIRST NEBRASKA TITLE & ESCROW CO.

SIGNED THIS 24<sup>th</sup> DAY OF June 2011.

NAME: Jai Jason Anderson

SURVEYOR'S LICENSE NO. L.S. 6230  
IN THE STATE OF NEBRASKA



ACCESS NOTE

SUBJECT PROPERTY HAS ACCESS TO PINE STREET, PLUM STREET, FIRST STREET, AND AN ALLEY, PUBLICLY DEDICATED ON THE SOUTH, NORTH, WEST, AND EAST SIDES OF THE PROPERTY.

FLOOD ZONE

THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN FLOOD ZONE DESIGNATION "X" WHICH IS CLASSIFIED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 31079C 0288D, BEARING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.

SURVEYOR'S NOTE

DONIPHAN RAILROAD SUBD. WAS ESTABLISHED OFF AN ERRONEOUS SOUTH 1/4 SECTION CORNER. A SURVEY BY LYLE DAVIS FOUND THE ORIGINAL SOUTH 1/4 CORNER OF SECTION 5, T9N, R9W. ALL ORIGINAL CORNERS FOR LOT 1, BLOCK 1 OF DONIPHAN RAILROAD SUBD. WERE FOUND.

NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY LOCATE NOTE

UTILITY LOCATE  
THURSDAY MARCH 10, 2011  
OLSSON ASSOCIATES

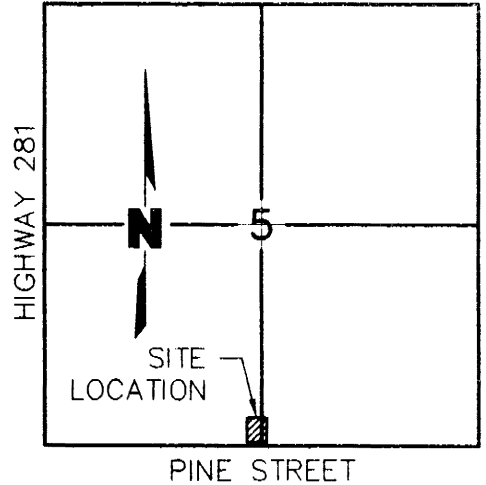
101 EAST PLUM STREET, DONIPHAN, NEBRASKA

CHARTER COMMUNICATIONS  
HAMILTON TELEPHONE  
KINDER MORGAN  
SOURCE GAS  
SOUTHERN POWER  
VILLAGE OF DONIPHAN

TICKETS #2681477

LOCATION MAP

SEC. 5 T9N, R9W  
NOT TO SCALE  
CEDARVIEW ROAD



ALTA / ACSM LAND TITLE SURVEY

PARCEL 3  
DONIPHAN

DONIPHAN, NEBRASKA

REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

2011

ALTA / ACSM LAND TITLE SURVEY

PARCEL 3  
DONIPHAN

DONIPHAN, NEBRASKA

drawn by: JJA  
checked by: JJA  
approved by: JJA  
QA/QC by: JJA  
project no.: 20011-0360  
drawing no.: 04-20-2011  
date:

SHEET  
1 of 1